

**LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS**

The business meeting of the Lower Paxton Township Board of Supervisors was held on Tuesday, August 23, 2005 in Room 174 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania. The meeting was called to order at 5:45 p.m. by Chairman William B. Hawk.

Board members present in addition to Mr. Hawk were William C. Seeds, Sr. and Gary A. Crissman.

Also in attendance were George Wolfe, Township Manager; Steven A. Stine, Township Solicitor; Brian Luetchford, Parks and Recreation Director; Philip Frey, Bink Architectural Partnership; Brian Davidson, Dauphin County Redevelopment Authority; and George Connor, Dauphin County Redevelopment Authority.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Hawk.

**Public Comment**

There was no public comment.

**Old Business**

**Action on Bids for the Purchase of LED Traffic Signal Light Bulbs**

Mr. Wolfe explained to the Board members that this item has been included in the General Improvement Fund for at least two previous fiscal years. He stated that staff requested to install LED light bulbs to replace the current incandescent light bulbs in the traffic signals because LED light bulbs are far more energy efficient, and they last a significantly longer period of time. The period of payback for LED signals is five to seven years. He explained that LED signals have a more significant upward cost than incandescent light bulbs, but will pay for itself in energy usage. He explained that since PENNDOT has approved an LED bulb that will function properly with the township's traffic signals, staff has advertised and received two bids.

Mr. Wolfe explained that the first bid is from General Highway Products, Inc. in the amount of \$59,237.00, and the second bid is from Signal Service Products in the amount of \$71,149.00. Staff

recommends a bid award to General Highway Products, Inc. for LED light bulbs in the amount of \$59,237.00.

A general discussion followed.

Mr. Crissman made a motion to award the bid for the purchase of LED traffic signal light bulbs to General Highway Products, Inc. in the amount of \$59,237.00. The motion was seconded by Mr. Seeds. A roll call vote followed: Gary Crissman-aye, William Seeds-aye, and William Hawk-aye.

### **Improvement Guarantees for Chelsey Falls and Sierra Glen**

Mr. Wolfe explained that Mr. Robbins has inspected and reviewed Sierra Glen, in the field, and recommends the reduction of the current line of credit of \$157,092.10 to \$25,901.70. He noted that the remaining improvements that are required are part of the stormwater management plan that is still in the development stage.

Mr. Hawk stated that Chelsey Falls, Phase One, is a new bond with an expiration date of August 23, 2006.

Mr. Crissman made a motion to approve the improvement guarantees for Sierra Glen and Chelsey Falls. Mr. Seeds seconded the motion, and a unanimous vote followed.

### **New Business**

There was no new business.

### **Action on bids for Construction of the FCC Senior Annex**

Mr. Frey, Project Architect, reviewed the bid results and stated that the low bidders were Shannon A. Smith, Inc, HVAC construction; Eshenaurs Fuels, Inc, plumbing construction; and Shannon A. Smith, Inc., electrical construction. With only one bid received for general construction, it was decided to re-bid for general construction. Mr. Frey stated that a savings of \$55,758 was achieved on the re-bid for the general contract. The architect's recommendation for the Board of Supervisors would be to choose from one the following options:

- Vote to award all 4 prime contracts, pending a final approval of the proposals by the Dauphin County Redevelopment Authority.
- Seek additional funding from other sources, such as, additional grant funding, a loan or funding from a bond issue, or allocate a larger amount from Township budget sources.
- Consider holding the bids 60-days from the first bid day, to gain additional time to develop a funding strategy.
- Put the project on hold pending future funding.

Mr. Hawk questioned if anything would be gained by waiting. Mr. Seeds questioned if the \$379,000 included replacing the soil. Mr. Frey answered that the general contract would include taking the site over, doing any necessary demolition work, digging down eight-feet, replacing the dirt with the soils program, and building the shell of the building as well as the courtyard.

Mr. Crissman reviewed the project revenues of \$300,000 as follows: \$125,000 of Community Development Block Grant (CDBG) funds from Dauphin County; \$25,000 from the Commonwealth; and \$150,000 from the Township. He noted that the expenditures now total \$552,964. Mr. Crissman suggested that there are three options. Option #1 would be to go forward with the project, which would mean that the Township would have to make a commitment to make up the \$253,000 in addition to the \$150,000 already committed. Option #2 would be to state that the Township could not afford to put in \$403,000 into this project. Option #3 would be to recognize the difference, and hopefully Dauphin County would be able to help with additional monies, possibly in the amount of \$75,000 and the Township would make up the difference. Mr. Crissman stated if the Board chose Option #1 or Option #3, the Friendship Center would gain extra space for programming. Mr. Crissman reiterated that the senior space must be used in the evenings for programming to offset some of the costs, and to generate additional revenues.

Mr. Seeds expressed concern about unexpected expenses. Mr. Frey explained that there is always a contingency of 2% or 3% added to the total amount to cover unforeseen issues. Mr. Seeds questioned if the "seniors" accept the fact that the facility would be utilized during the evening for programming to offset the cost. Mr. Luetchford responded that the "seniors" have been informed that the area will be used for programming. He also explained that this has generated some bad feelings in the past. Mr. Crissman stated that this point has to be made very clear to the "seniors."

A discussion followed with representatives from the Dauphin County Redevelopment Authority regarding additional funding. Mr. Connor stated that the problem with the funding is the timing if Option # 2 is chosen. He explained that Dauphin County had allocated \$75,000 in 2002 for the project, \$50,000 in 2003, and \$50,000 in 2004. He stated that there would be a problem if the Township decided to wait to start the project, as those funds might need to be reallocated. He explained that Dauphin County is holding the money at the present time, but a decision has to be made. He noted that according to President Bush's proposed budget, there is to be a 20% to 30% cut in the CDBG program. He also explained that there are other grant programs that may be available

from the Department of Aging and USDA.

Mr. Hawk questioned if there is a time frame that affects reallocation of funds. Mr. Connor stated there is an 18-month time frame on allocation of all projects, and, as long as the projects are moving along, monies could be held. Mr. Crissman asked Mr. Connor if the Township moved forward with the project knowing that they have to make a \$350,000 commitment, would there be a possibility of obtaining additional money to reduce the \$350,000. Mr. Connor replied that he could not answer that question, but the Township could appear before the Dauphin County Board on August 31<sup>st</sup> to make the request. Mr. Hawk requested that the Township be placed on the Dauphin County Board's August 31<sup>st</sup> agenda.

Mr. Hornung questioned Mr. Luetchford how he would recoup the amount of additional monies needed. Mr. Luetchford answered that adding classroom space in the Senior Center area would help programming, and might affect memberships. He explained that it does not enhance the area that members use, but enhances the area that programs use. Mr. Luetchford stated that program income is about \$250,000 a year as compared to \$1.2 million in revenues for memberships. This enhancement of the Friendship Community Center would contribute mostly to program revenue enhancements, rather than memberships. He explained if the township wanted to add something to the building to enhance memberships, an addition to the fitness center or the pool would be the area to do this. A discussion continued regarding the need to increase revenues.

Mr. Wolfe stated that the current agreement states that after the Senior Center hours of operation, Mondays through Friday, from 7 a.m. to 3 p.m., the current space is the Township's to use as it sees fit. However, that has not always been the seniors' opinion, and they have tried to claim additional space in the Friendship Community Center over the years. He noted that they now use significantly more space than they are entitled to by the original agreement. Mr. Wolfe suggested if the Board decides to proceed with the project, that it must make it clear to the seniors; that the building would be used by the Township, after the hours of operation of the Senior Center for Township activities.

Mr. Seeds asked Mr. Luetchford if he had an estimate of additional costs that would be incurred as a result of the addition, such as yearly maintenance. Mr. Luetchford stated that, according to Ken Ballard's report, the cost is estimated to be approximately \$30,000 per year.

Mr. Hornung stated that in order for him to be in favor of the project, it would be important to know that there was a potential to increase business to pay back the debt service. Mr. Connor explained that one of the options would be to have the \$175,000 re-allocated to another

project.

Mr. Frey stated that the bids received for "general construction work" are good for sixty days, and it is not uncommon to ask for an extension of time beyond the September 12<sup>th</sup> date. Mr. Connor stated the Township is not in danger of losing the \$175,000 as long as a decision is made within a year.

Mr. Hawk asked Mr. Frey to request an extension from Shannon Smith and Eshenaurs Fuels, Inc. No action was taken.

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Kathryn A. Sawyer

Approved by,

Gary A. Crissman  
Recording Secretary